TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 4

Property ID: R49209

Property Information

property address:	412 HOMESTEAD		
legal description:	WINTER, BLOCK 10, LOT 7, PT C	<u>F 6</u>	
owner name/address:	COVARRUBIAS, RUBEN L &		
	MARIA & VALENTINE ALVARE	2	
	412 HOMESTEAD ST		
	BRYAN, TX 77803-4524		
full business name:	12° 31' 02'25		
land use category:	SER	type of business:	
current zoning:		occupancy status:	
lot area (square feet):	7475	frontage along Texas Avenue (feet):	
lot depth (feet):	<u></u>	sq. footage of building: 253	
property conforms to:	□ min. lot area standards □	min. lot depth standards $\ \square$ min. lot width standards	
Improvements			
# of buildings:	building height (feet):	# of stories: \	
type of buildings (specify): Wood Frank (Stone)			
building/site condition	:		
buildings conform to a	minimum building setbacks:	ges ano (if no, specify) Appended 70	
Farm En			
approximate construct	ion date: 1951 accessit	ole to the public: □ yes Àno	
possible historic resou		lks along Texas Avenue: □ yes □ no	
other improvements:	p ^{da.}		
r	(-p-11-15)	(pipe fences, decks, carports, swimming pools, etc.)	
Freestanding Signs			
□ yes □ no		□ dilapidated □ abandoned □ in-use	
# of signs:	type/material of sign:		
removal of any dilapid	ated signs suggested? ri ves ri	no (specify)	
Off-street Parking			
improved: □ yes □ no parking spaces striped: □ yes □ no # of available off-street spaces:			
	□ concrete □ other		
		cient off-street parking for existing land use:	
	Sum		
end islands or bay divid			
wind or vay divit	u yes u 110.	landscaped islands: □ yes □ no	

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □
if yes, which ones:
meet adjacent separation requirements: \square yes \square no meet opposite separation requirements: \square yes \square n
Landscaping
yes \square no (if none is present) is there room for landscaping on the property? \square yes \square no
comments:
Outside Storage
yes on (specify) (Type of merchandise/material/equipment stored)
dumpsters present: □ ves □ no are dumpsters enclosed: □ yes □ no
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Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes □ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: □ yes □ no
Other Comments:
PLASTER CHIAK OF FOUNDATIONS & TO LES FRUNC FORM WALL WAY

no